


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on January 27, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;">Design and Historic Review Commission Revised Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers</i> <i>One City Plaza</i> Wednesday, January 27, 2021, 4:00 p.m.</p>
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Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

ELECTION OF OFFICERS — CHAIR AND VICE CHAIR

APPROVAL OF MINUTES

December 9, 2020

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-33265-2020:** This is a request by MAHA LLC, for historic review of a new single-family home on a vacant lot, located at 57 W. 2nd Street, in the Brinley Avenue Historic District.

AESTHETIC OVERLAY:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION:

1. Memo on Additional Murals on 32nd Street
2. Memo on Funding for Rehabilitation of Structures

INFORMATION ITEMS

1. Staff
Administrative Approvals:
Historic District
None
Aesthetic Overlay
None
2. National Heritage Area

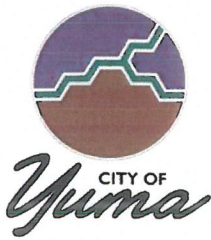
3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.



MEMORANDUM

Department of Community Development/Planning

DATE: January 27, 2021
TO: Design and Historic Review Commission
FROM: Bob Blevins, Principal Planner *BB*
SUBJECT: Discussion with Yuma Art Center about Additional Murals on 32nd Street

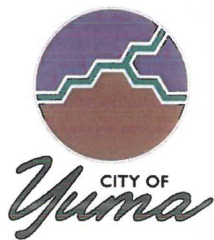
This is an effort to keep the DHRC informed about new aesthetic improvements and murals not in Aesthetic or Historic Districts. The Yuma Art Center, and City Planning Staff will present information and visuals on some upcoming art on 32nd Street. This is merely an informational item with opportunities for questions, input, and suggestions from the DHRC regarding the ongoing project. No vote or affirmation is needed.

From Lindsay Benacka, Arts and Culture Program Manager:

"The Yuma Art Center seeks to complete the retention wall mural near the Desert Hills Par 3 Golf Course along 32nd Street. The project began with the entrance mural created in 2014 as part of the City's centennial celebration. The project expanded in 2017 with PSA Art Awakenings with the addition of the cultural mural featuring Cesar Chavez. The Yuma Art Center now seeks to complete the entire wall by featuring native birds, plants and historical Yuma landmarks. This expansion project is funded by a special grant opportunity with the Arizona Commission on the Arts and the painting will be done by Art Center staff, Ana P. Padilla, Yesica Lopez and Ambar Munoz. The project is aimed for completion in Spring 2021."

The additional panels will include the following:

Desert Kit Fox (6'x5'), Date palm (6'x5'), Hummingbird (6'x5'), Ocotillo (6'x5'), Desert tortoise (6'x5'), Cactus wren (5'x6'), Broccoli (5'x6'), Lettuce fields (12'x8'), Imperial Sand Dunes (12'x8'), and numerous other murals, which will be included in a PowerPoint presentation at the DHRC meeting.



MEMORANDUM

Department of Community Development/Planning

DATE: January 27, 2021
TO: Design and Historic Review Commission
FROM: Bob Blevins, Principal Planner *BB*
SUBJECT: Discussion with City Neighborhood Services on Funding for Rehabilitation of Structures

A recent article in the Yuma Sun, regarding a particular home rehabilitation, prompted the Design and Historic Review Commission to ask about money available for rehabilitation of older properties, in particular in Historic Districts.

Today, a member of the Neighborhood Services Staff will present what is entailed with a typical case; including timelines, eligibility, and other parameters for obtaining help to improve the safety of a property in Yuma. This will be an opportunity to ask questions- especially about historic properties.

Design and Historic Review Commission Meeting Minutes
December 9, 2020

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, December 9, 2020, at City Hall Council Chambers One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice-Chairman Bill Moody and Commissioners Amanda Coltman, Juan Leal-Rubio, James Sheldahl and Chris Hamel. There is one vacancy.

STAFF MEMBERS present included; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Erika Peterson, Assistant Planner; Amelia Griffin, Assistant Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:00 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

November 4, 2020

Motion by Hamel, second by Moody to APPROVE the minutes of November 4, 2020. Motion carried unanimously (6-0).

ITEMS REQUIRING COMMISSION DISCUSSION AND/ OR ACTION

1. **DHRC-32760-2020**: *This is a request by Sign Masters, LLC on behalf of KPOP, LLC to replace, fabricate, and install one two-sided LED illuminated monument sign and one set of reverse channel letters for the property located at 565 S. 4th Avenue, in the Century Heights Conservancy Residential Historic District.*

Erika Peterson, Assistant Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Greg Villapando of Signmasters, 2205 W. 12th Street Yuma, AZ 85364, commented on the appearance and construction method of the signs, then stated that he was available for questions.

Leal-Rubio asked if the monument sign would need a variance since it didn't meet the City's guidelines. **Peterson** replied that the previous sign was approved without a variance and that the new sign had the same dimensions. **Leal-Rubio** then asked if the sign was considered non-conforming. **Peterson** said yes.

PUBLIC COMMENT

None

MOTION

Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-32760-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).

1. **DHRC-32814-2020**: *This is a request by Scott Stone, on behalf of Terraces Retail AZ LLC, for aesthetic review of a new 20,000 square foot hospital, located at 2632 S. Araby Road, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

Bob Blevins, Principal Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Scott Stone of Calloway Architecture 1207 Hampshire Lane Suite 105. Richardson, Texas 75080, stated that the proposed hospital is one of several that they are building with Exceptional Health Care throughout Arizona. **Stone** added that the hospital would have an emergency room with nine beds and another nine clinical beds. The hospital would also have imaging facilities. He expressed his excitement for the project and is ready to get started.

Saheed Mahboubi of Exceptional Health Care 1100 S. Akard Street. Dallas, Texas 75215, also expressed excitement about bringing services to Yuma. **Mahboubi** went on to say that the number of beds in the hospital were reduced at this time to allow for expansion in the future.

Moody asked about traffic flow in and out of the property. **Blevins** then showed on the overhead where the access points were located. **Moody** then asked if there was going to be a traffic light on 26th Street. **Blevins** replied no. **Moody** went on to ask that if there were any plans for a traffic light in the future. **Blevins** replied that the traffic light was under discussion, but there was concern that the light might be too close to the roundabouts. **Moody** asked about if the driveway on the north side of the pad would be a right turn only. **Blevins** replied yes, and that the plans were being reviewed by City Engineering.

PUBLIC COMMENT

None

MOTION

Motion by Leal-Rubio, second by Hamel, to APPROVE Case Number DHRC-32814-2020 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (6-0).

COMMISSION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

Bob Blevins, Principal Planner summarized the "Side Trip" of the O.C Johnson house located at 310 to 312 S. Magnolia Avenue Yuma, AZ.

Coltman asked if basements were common in the early 1900's. **Blevins** said they were not common in that area. **Moody** asked about the second building, and if that some parts of the building were added later after the original construction. **Blevins** replied yes, that the building had a lot of pieces, some were added 15 years after the original construction. **Moody** commented that he wondered if the second floor of the second house might have been originally used as a sleeping porch. **Blevins** replied that there was a lot of aspects of the first floor that are older than what the records show. **Moody** then asked if the new owner had expressed what their full intentions were for the buildings. **Blevins** replied no, but that he hoped that the main building would be preserved. **Coltman** thanked **Blevins** for sharing information on the building. **Hamel** stated that the granddaughter of O.C Johnson still lived in Yuma.

Sheldahl asked about a property restoration that was being funded through Community Development Block Grant Funding, and if that grant funding was available to redevelop certain parts of the city. **Blevins** replied yes, and that Neighborhood Services handled that process. **Sheldahl** asked if the grant funding had been approved for that building. **Blevins** replied he wasn't sure. **Moody** stated that he saw an article in the local newspaper about the property and grant. **Blevins** then asked if the property in question was an apartment complex. **Moody** replied that it sounded like it was a property that was in distress and the goal was to rehabilitate the property. **Sheldahl** added that the property had some structural deficiencies that would have been far too expensive for the owner. He went on to say, the article didn't indicate that the property was is

the Historical District. **Blevins** replied he thought it was located Century Heights District and would present a “Side Trip” for that property at a future meeting.

Hamel then stated that the minutes had not been approved. **Rushin** then asked for approval of the minutes.

INFORMATION ITEMS

Staff

None

National Heritage Area

None

Commission

None

Public

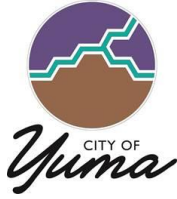
None

ADJOURNMENT

The meeting was adjourned at 4:37 p.m.

Minutes approved this _____ day of _____, 2020.

Chairman

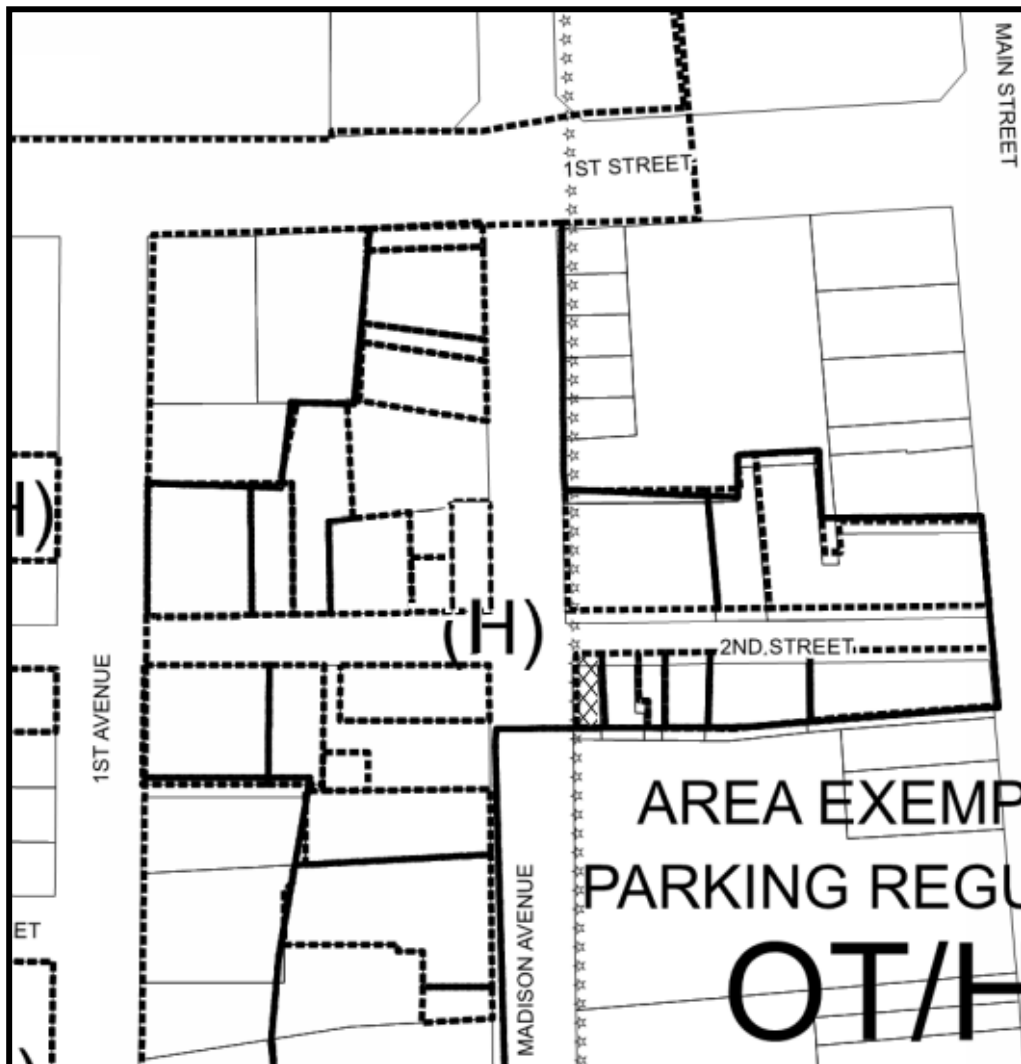


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-33265-2020
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: January 27, 2021 **Case Number:** DHRC-33265-2020

Project Description/Location: This is a request by MAHA LLC, for historic review of a new single-family home on a vacant lot, located at 57 W. 2nd Street, in the Brinley Avenue Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Brinley Avenue Historic District
Parcel Number:	633-44-097
Historic Listing Status:	None- vacant lot
Address:	57 W. 2 nd Street
Property Owner:	MAHA, LLC
Property Owner's Agent	None
Zoning of the Site:	OT/H/B&B
Existing Land Use(s) on the Site:	Vacant lot.
Surrounding Zoning and Land Uses:	
○ North:	OT/H/B&B (vacant lot)
○ South:	OT/H/B&B (public parking)
○ East:	OT/H/B&B (Office)
○ West	OT/H/B&B (Eduardo's Restaurant)
Related Actions or Cases:	None
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

A new home of 1,637 square feet is proposed on a 2,015 square foot lot. The new building will be 15 feet in height, and have one bedroom, an office, two bathrooms, and a one-car garage. The front door will be on 2nd Street under a patio awning.

Parapets will conceal the roofing and air conditioning equipment. The front awning will have brown roof tile. The exterior walls will be finished with La Habra X-50 Crystal White stucco. The front door and the front patio posts and awning wood will be Cobalt Blue. The window frames, garage door and exterior vents are going to be white to match the stucco.

The property is in the Old Town Zoning District, which allows for zero foot building setbacks and no required on-site parking for a building of this size. The proposed new home will be at a similar height as the adjacent office building.

There is no known prior building at this location. A search of old aerial photos shows this parcel as vacant in 1955 and 1963.

A Distinctive Historic District:

The Brinley Avenue Historic District was Yuma's first nationally-recognized historic district, cherished for having a collection of our oldest buildings still in use. It is special for being the initial commercial center off Main Street in the late 1890's and for its smaller, compact scale. Centered on Madison Avenue at 2nd Street, this district is well-preserved in part because it is elevated above the Colorado River flood level. Floods repeatedly wiped out much of the early adobe structures at the lower elevations of Main Street.

Present-day Madison Avenue was called Brinley Avenue prior to the railroad laying their main tracks on this avenue. In the early 1900's Mr. Brinley had a home (north of the present-day Plaza Paint Building) prior to the railroad changing the name of the street.

Staff

Staff recommends **APPROVAL** of the request for historic

Recommendation: review of a new single-family home on a vacant lot, located at 57 W. 2nd Street, in the Brinley Avenue Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-33265-2020 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by MAHA LLC for historic review of a new single-family home on a vacant lot, located at 57 W. 2nd Street, in the Brinley Avenue Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 01/07/2021

Final staff report delivered to applicant on: 01/19/2021

<input checked="checked" type="checkbox"/>	Applicant agreed with all of the conditions of approval on: 01/07/2021
<input type="checkbox"/>	Applicant did not agree with the following conditions of approval: (list #'s)
<input type="checkbox"/>	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors/Materials
- E. Aerial Photos 1963 and 2017

Prepared By: 
Robert M. Blevins,
Principal Planner
Date: 1/7/21
Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: 
Alyssa Linville,
Assistant Director Community Development
Date: 01/11/2021

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

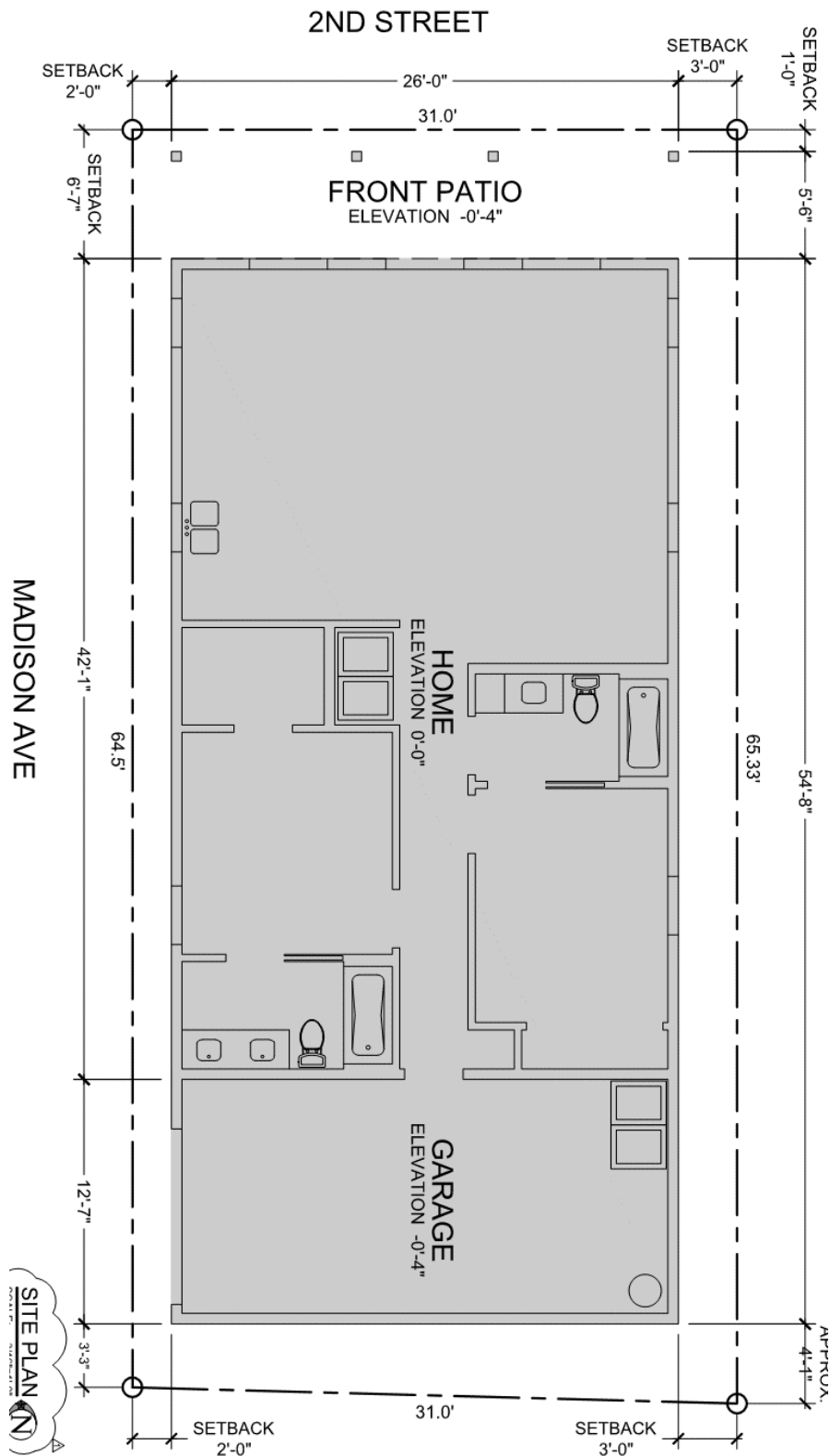
Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

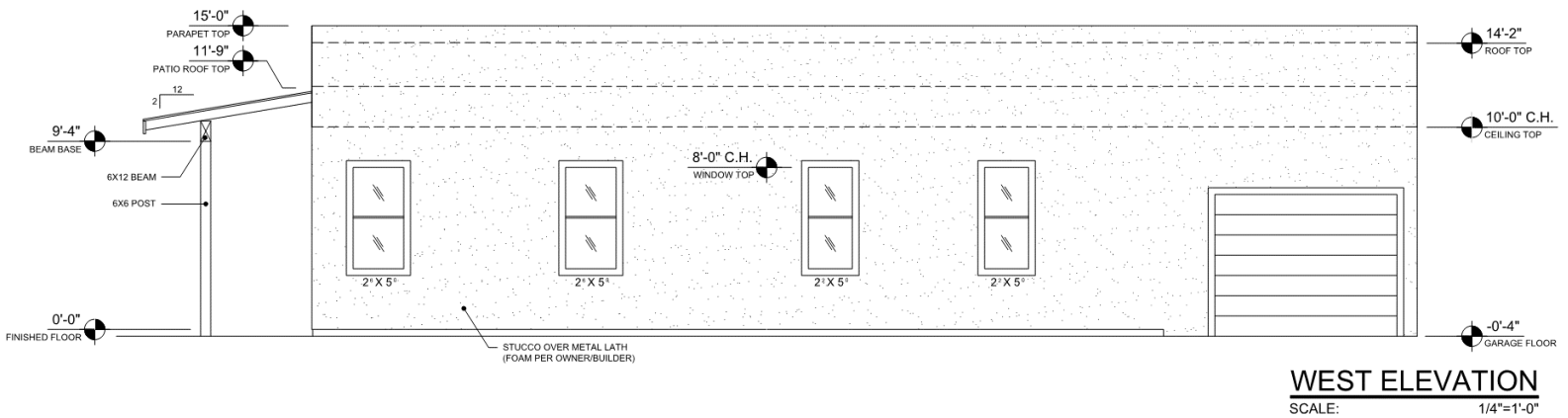
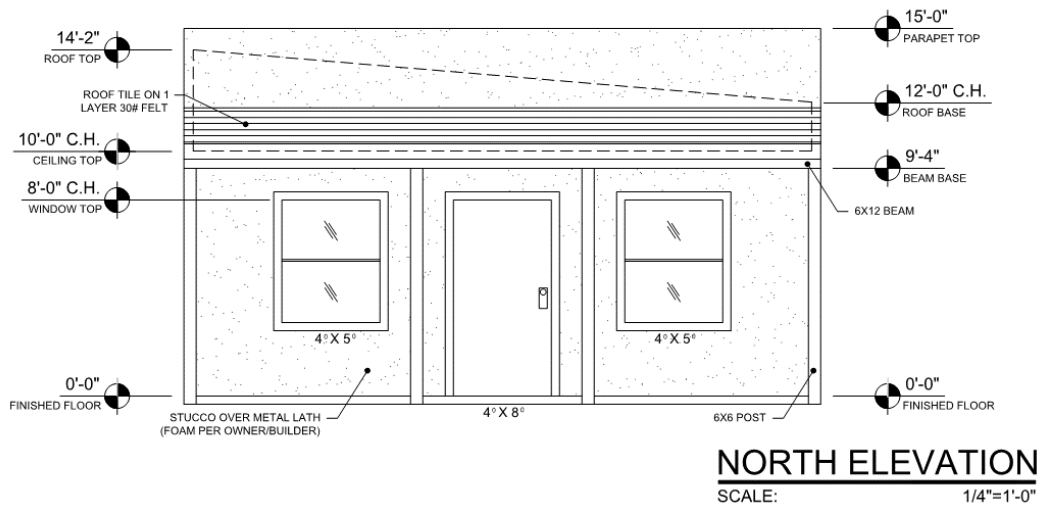
ATTACHMENT B

Site Plan



ATTACHMENT C

Elevations



ATTACHMENT D
Colors/Materials



COBALT BLUE

ATTACHMENT E
Aerial Photos 1963 and 2017



2017

63000 BLOCK OF MADISON AVENUE

W 1ST ST

W 2ND ST

W 3RD ST

W 4TH ST

W 5TH ST

W 6TH ST

W 7TH ST

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